

FONDO DE TITULIZACIÓN PYMES MAGDALENA 12

QUARTERLY INVESTOR REPORT

Cash Settlement Date January 21, 2026

Payment data	
Cash Settlement Date	January 21, 2026
Last Settlement Date	October 21, 2025
3 Months Euribor (%)	2.025%
Next Settlement Date	April 21, 2026

Portfolio Amortization	
PRONA	2,741,030,161.82
Portfolio Amortization	0.63
C.P.R. (annual)	10.35%

Losses information	
(i) Cumulative Losses previous	351,426.34
Initial Credit Protection Amount	1,226,478.65
Credit Protection Adjustment Amount (Workout)	0.00
Other Adjustment	0.00
Late Recovery Amount	0.00
(ii) Cumulative Losses (Jan 2026)	1,226,478.65
(ii)-(i) Period Losses	875,052.31
Initial Verifiable Reference Obligations (Pending)	0.00
Final Verifiable Reference Obligations (Pending)	0.00
Aggregate Seller Payment	0.00

Tranches						
	Initial Balance		Previous Balance	Loss Allocation as of January 21, 2026	Amortisation Amount	Cummulative Losses
Senior tranche amount	3,549,000,003.44	91.0%	3,549,000,003.44	0.00	0.00	0.00
Protected tranche Amount A	312,000,000.00	8.0%	312,000,000.00	0.00	0.00	0.00
Threshold amount	38,000,000.00	1.0%	38,648,573.66	875,052.31	0.00	1,226,478.65
Total	3,900,000,003.44	100.0%	3,899,648,577.10	875,052.31	0.00	1,226,478.65

CLN information										
	ISIN Code	Number of Bonds	Current Interest per Note	Current Interest per Tranche	Amortisation Amount per Note	Amortisation Amount per Tranche	WAL	Next Interest Rate	Next Interest per Note	Next Interest per Tranche
Protected tranche Amount A	ES0305901003	3,120	2,302.56	7,183,987.20	0.00	0.00	2.64	9.025%	2,257.25	7,042,620.00

WAL ¹⁾ Weighted average life based on Maturity Date

Replenishment Information	
Replenishment Amount	Actual Data 1,158,969,840.99

Replenishment Stop Event		
	Threshold	Actual Data
(a) Cumulative Credit Losses	1.75%	0.03%
(b) Higher Risk Ratio	25.00%	3.38%
(c) Buyer's Bankruptcy Event of Default	100.00%	0.00%
(d) PRONA <	10.00%	100.00%
(e) No replenishment	100.00%	0.00%

The fund does not meet any of the triggers with respect of replenishment stop events.

Subordination Event Information		
	Threshold	Actual Data
(a) Cumulative Adjusted Credit Losses	2.00%	0.03%
(b) Detachment Point Protected Tranche	4.25%	8.97%
(c) Higher Risk PRONA (difference 35 bps)	0.00%	3.38%
(d) Cumulative Unmatured Losses	350,648,573.66	775,321.91

The fund does not meet any of the triggers with respect of subordination events.

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QUARTERLY INVESTOR REPORT

QUARTER CREDIT EVENT NOTICE INFORMATION				
Original RO ID Anon	Credit Event Type	Credit Event Date	Initial Credit Protection Amount	Auditor Verification
90630001-55X000S2ZW	Restructuring	October 16, 2025	39,657.75	n/a
90630001-55X000T4OQ	Restructuring	October 24, 2025	7,005.87	n/a
90630001-55X000T4DC	Restructuring	October 27, 2025	59,091.94	n/a
90630001-55X000SY90	Failure to pay	October 7, 2025	84,089.25	n/a
90630001-55X000T0RC	Failure to pay	October 7, 2025	24,564.44	n/a
90630001-55X000T386	Failure to pay	October 7, 2025	8,438.85	n/a
90630001-55X000T16E	Failure to pay	October 10, 2025	9,218.21	n/a
90630001-55X000T0RE	Failure to pay	October 14, 2025	7,107.66	n/a
90630001-55X000T1UY	Failure to pay	October 16, 2025	20,897.03	n/a
90630001-55X000T2VR	Failure to pay	October 21, 2025	47,124.03	n/a
90630001-55Y000H4WN	Failure to pay Exced	October 13, 2025	60,179.55	n/a
90630001-55X000SY8D	Bankruptcy	September 2, 2025	55,527.10	n/a
90630001-55X000T203	Bankruptcy	September 8, 2025	15,948.02	n/a
90630001-55X000T30H	Failure to pay	November 4, 2025	14,628.65	n/a
90630001-55X000SWLJ	Failure to pay	November 11, 2025	106,859.27	n/a
90630001-55X000T1XV	Failure to pay	November 11, 2025	2,796.31	n/a
90630001-55X000S2EH	Failure to pay	November 12, 2025	14,811.54	n/a
90630001-55X000T0H9	Failure to pay	November 13, 2025	20,434.35	n/a
90630001-55X000T0HA	Failure to pay	November 13, 2025	10,217.16	n/a
90630001-55X000SWLH	Failure to pay	November 21, 2025	36,217.75	n/a
90630001-55X000T079	Failure to pay	November 25, 2025	24,127.36	n/a
90630001-55X000T0TY	Bankruptcy	October 10, 2025	48,880.30	verified
90630001-55X000T2F7	Bankruptcy	November 3, 2025	23,007.33	n/a
90630001-55X000T3WN	Restructuring	December 24, 2025	34,775.14	n/a
90630001-55X000T3LW	Failure to pay	December 2, 2025	14,158.71	n/a
90630001-55X000T206	Failure to pay	December 3, 2025	3,326.84	n/a
90630001-55X000SYO6	Failure to pay	December 11, 2025	24,699.46	n/a
90630001-55X000T444	Failure to pay	December 11, 2025	21,598.67	n/a
90630001-55X000SWZW	Failure to pay	December 16, 2025	1,631.65	n/a
90630001-55X000S29D	Failure to pay	December 16, 2025	50,859.88	n/a
90630001-55X000T1EU	Failure to pay	December 16, 2025	47,210.37	n/a
90630001-55X000SZTL	Failure to pay	December 26, 2025	3,830.69	n/a
90630001-55X000T07H	Failure to pay	December 30, 2025	32,373.39	n/a
90630001-55X000T4ZJ	Failure to pay	December 30, 2025	3,209.81	n/a
90630001-55Y000H4T1	Failure to pay Exced	December 23, 2025	26,015.12	n/a
90630001-55X000T3HO	Restructuring	December 31, 2025	9,954.93	n/a

1,011,573.38

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QUARTER LOSS AMOUNT							
Original RO ID Anon	Credit Event Type	Credit Event Date	Initial Credit Protection Amount	Auditor Verification	Credit Protection Adjustment Amount	Cure Date	Worked out Date
90630001-55X000S20W	Restructuring	October 16, 2025	39.657,75	n/a			
90630001-55X000T40O	Restructuring	October 24, 2025	7.005,87	n/a			
90630001-55X000T4DC	Restructuring	October 27, 2025	59.091,94	n/a			
90630001-55X000SY90	Failure to pay	October 7, 2025	84.089,25	n/a			
90630001-55X000T0RC	Failure to pay	October 7, 2025	24.564,44	n/a			
90630001-55X000T386	Failure to pay	October 7, 2025	8.438,85	n/a			
90630001-55X000T16E	Failure to pay	October 10, 2025	9.218,21	n/a			
90630001-55X000T0RE	Failure to pay	October 14, 2025	7.107,66	n/a			
90630001-55X000T1UY	Failure to pay	October 16, 2025	20.897,03	n/a			
90630001-55X000T2VR	Failure to pay	October 21, 2025	47.124,03	n/a			
90630001-55Y00004WN	Failure to pay Exced	October 13, 2025	60.179,55	n/a			
90630001-55X000SXAG	Failure to pay	September 30, 2025	-74.796,16	n/a		October 17, 2025	
90630001-55X000SY8D	Bankruptcy	September 2, 2025	55.527,10	n/a			
90630001-55X000T203	Bankruptcy	September 8, 2025	15.948,02	n/a			
90630001-55X000T30H	Failure to pay	November 4, 2025	14.626,65	n/a			
90630001-55X000SWLJ	Failure to pay	November 11, 2025	104.859,27	n/a			
90630001-55X000T1XV	Failure to pay	November 11, 2025	2.796,31	n/a			
90630001-55X000S2EH	Failure to pay	November 12, 2025	14.811,54	n/a			
90630001-55X000T0H9	Failure to pay	November 13, 2025	20.434,35	n/a			
90630001-55X000T0HA	Failure to pay	November 13, 2025	10.217,16	n/a			
90630001-55X000SWLH	Failure to pay	November 21, 2025	36.217,75	n/a			
90630001-55X000T079	Failure to pay	November 25, 2025	24.127,36	n/a			
90630001-55X000T0TY	Bankruptcy	October 10, 2025	48.880,30	verified			
90630001-55X000T2F7	Bankruptcy	November 3, 2025	23.007,33	n/a			
90630001-55X000T3WN	Restructuring	December 24, 2025	34.775,14	n/a			
90630001-55X000T3LW	Failure to pay	December 2, 2025	14.158,71	n/a			
90630001-55X000T206	Failure to pay	December 3, 2025	3.326,84	n/a			
90630001-55X000SY06	Failure to pay	December 11, 2025	24.699,46	n/a			
90630001-55X000T44I	Failure to pay	December 11, 2025	21.598,67	n/a			
90630001-55X000SWZW	Failure to pay	December 16, 2025	1.631,65	n/a			
90630001-55X000S29D	Failure to pay	December 16, 2025	50.859,88	n/a			
90630001-55X000T1EU	Failure to pay	December 16, 2025	47.210,37	n/a			
90630001-55X000SZTL	Failure to pay	December 26, 2025	3.830,69	n/a			
90630001-55X000T07H	Failure to pay	December 30, 2025	32.373,39	n/a			
90630001-55X000T4ZJ	Failure to pay	December 30, 2025	3.209,81	n/a			
90630001-55Y00004T1	Failure to pay Exced	December 23, 2025	26.015,12	n/a			
90630001-55X000T3HO	Restructuring	December 31, 2025	9.954,93	n/a			
90630001-55X000T01D	Failure to pay	September 16, 2025	-19.270,46	n/a		December 22, 2025	
90630001-55X000T1QD	Failure to pay	September 22, 2025	-42.454,45	n/a		December 31, 2025	

875.052,31	0,00
Total	875.052,31